



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 550,000€ (incl. agency fees payable by vendor)

Outstanding prestige property with garden, pool and views in the Minervois



Outstanding prestige property, offering over 320m² of habitable space comprising a 6 bedroom main residence and a 2 bedroom gite, located at the edge of the village, in a plot of over 1000m² with a spectacular pool and stunning views of vineyards and countryside beyond.

The property has been fully renovated to very high standard with all modern conveniences, yet retaining its original character and charm. The main residence is spread over 2 floors and the self-contained apartment is on the top floor, with independent access.

The main residence, which was once a bed & breakfast establishment, has a private access and a public access. The public entrance opens onto a reception room with marble fireplace, original floor tiles and staircase to the bedrooms on the floors above. At the other end, the room opens onto a patio, and to the side, a guest dining room. The private entrance opens onto a hall (with a cloakroom and utility room) leading to a sunny living room with fireplace and glazed doors onto the pool terrace and garden. From the living room there is access to a charming fully fitted kitchen and to the guest dining room.

On the first floor, there are 5 en-suite bedrooms, which can be accessed from the staircase in the reception room or via an elegant wood and steel spiral staircase from the living room. The sixth bedroom is on the floor above, where there is also a self-contained apartment, with independent access via a separate entrance door from street level. The apartment comprises a large open plan living room with fitted kitchen, 2 bedrooms, bathroom and a terrace/solarium with amazing views over the countryside.

The 'pièce de résistance' of this property is the exquisite landscaped gardens, enclosed by stone walls backing onto vineyards. At center stage is the saltwater free form pool of approx. 16m x 8m. There is also a spacious summer kitchen with built in barbeque. In addition, there is off-street parking for up to 4 cars and planning permission is pending for a double garage.

In all, this is an excellent, well maintained property. It offers a high standard of accommodation for a proprietor as well as the immediate possibility of a high end hospitality business.

Ground Floor:

Living room – 50.7m²

Kitchen – 19.4m²

Entrance hall – 9.5m²



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

Reception room – 27.9m²
Guest dining room – 28.5m²
Utility room – 5m²
WC -2m²

1st Floor:

Bedroom 1 – 13.4m²; en-suite bathroom – 3.6m²
Bedroom 2 – 11.7m²; en-suite bathroom – 5.4m²
Bedroom 3 – 13.7m²; en-suite bathroom – 4.1m²
Bedroom 4 – 12.2m²; en-suite bathroom – 4.2m²
Bedroom 5 – 22.1m²; en-suite bathroom – 5.3m²
Hall -9.9m²

2nd Floor:

Bedroom 6 – 10.2m²; en-suite 3.7m²

Apartment:

Open plan living room – 43.2m²
Bedroom 1 – 9.9m²
Bedroom 2 – 10.9m²
Bathroom – 6.7m²
Hall – 2.4m²

General:

Reversible airconditioning
Double glazing throughout
Mains drainage
Smoke alarm
Tax Foncière approx. 4570€p.a

Location:

Mailhac - Pretty winemaking village in the Minervois with amenities including general store, café, school and post office, 20 minutes from Narbonne and Béziers, 40 minutes from airport at Carcassonne and under an hour from beaches